



NORTHUMBERLAND AVENUE,
THORNTON-CLEVELEYS,
FY5 2LH

OFFERS IN THE REGION OF

£750,000

Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.

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LAND FOR SALE BY PRIVATE TREATY ON BEHALF OF THE LANCASTER R.C. DIOCESAN TRUSTEES REGISTERED SUBJECT TO CONTRACT THE SITE COMPRISES THE FORMER ST. JOHN SOUTHWORTH CATHOLIC CHURCH AND IS SITUATED BETWEEN NORTHUMBERLAND AVENUE AND RIPON CLOSE AND EXTENDS TO APPROXIMATELY 1.4 ACRES OR THEREABOUTS.

THE SITE IS CONSIDERED SUITABLE FOR RE DEVELOPMENT PURPOSES SUBJECT TO PLANNING PERMISSION.













LOCATION: The land is most conveniently situated off Northumberland Avenue and Ripon Close to the north of Thornton-Cleveleys.There are considered to be excellent prospects for residential development although other opportunities would also arise including the retention of the existing buildings, if required.

DESCRIPTION: The land occupies a relatively level site with access achieved off both Northumberland Avenue and Ripon Close.

ACCOMMODATION: The premises currently comprises the former St John Southworth Catholic Church and ancillary accommodation.

EXTERNALLY: There are extensive grounds to the site extending to something in excess of 1.4 acres, we are advised. Interested parties should confirm the extent of the land and boundary details.

AREAS: Location plan to the proposed site area is as above.

LEGAL AND ESTATE AGENCY FEES: Intending purchasers would be responsible for payment of all necessary fees/costs including legal, planning, statutory and for their own professional advice in connection with their interest in the property.

GENERAL REMARKS: The former Church requires significant general repair and refurbishment. Brief details in respect of the intended use and any development proposals should be included, as appropriate, together with any special conditions relating to the offer submitted. The vendor reserves the right not to accept any, nor necessarily the highest, of any offer received.

SERVICES: All mains' services are either available on site or within the vicinity through connection by means of existing gas, electric, water and drainage supplies subject to confirmation, however, prior to purchase by interested parties.

ENERGY PERFORMANCE: It is considered that an EPC is not appropriate in view of the former use of the property as a Church and the possible future use of the property as a development site subject to planning consent.

BOUNDARIES: All boundary details, areas including construction materials, location and specification are subject to confirmation.

TENURE: The premises are held Freehold and free from any ground or chief rent. Full vacant possession is available upon completion of the sale. OFFERS INVITED Brief details in respect of the intended use and development proposal should be included as appropriate together with any special conditions relating to the offer submitted.